144.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,500 / 690,500
					USE VALUE:	690,500 / 690,500
					ASSESSED:	690,500 / 690,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAGAN ATALIA &
Owner 2:	KOCZERA JOHN
Owner 3:	
Street 1:	54 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RESSLER DENA -
Owner 2:	-
Street 1:	54 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Stucco Exterior and 1424 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	244,300	3,400	442,800	690,500
Total Card	0.102	244,300	3,400	442,800	690,500
Total Parcel	0.102	244,300	3,400	442,800	690,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.90 /Parcel: 484.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94150

GIS Ref

GIS Ref

Insp Date 02/19/18

Parcel ID 144.0-0004-0013.0

!11244!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,300	3400	4,450.	442,800	690,500		Year end	12/23/2021
2021	101	FV	236,700	3400	4,450.	442,800	682,900		Year End Roll	12/10/2020
2020	101	FV	236,700	3400	4,450.	442,800	682,900	682,900	Year End Roll	12/18/2019
2019	101	FV	193,700	3400	4,450.	415,100	612,200	612,200	Year End Roll	1/3/2019
2018	101	FV	193,700	3400	4,450.	343,200	540,300	540,300	Year End Roll	12/20/2017
2017	101	FV	193,700	3400	4,450.	315,500	512,600	512,600	Year End Roll	1/3/2017
2016	101	FV	193,700	3400	4,450.	287,800	484,900	484,900	Year End	1/4/2016
2015	101	FV	188,800	3400	4,450.	282,300	474,500	474,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:10:09

LAST REV

Date	Time
03/07/18	08:44:33
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RESSLER DENA,	66252-584		10/20/2015	Mult Lots	640,000	No	No		
ROBIE BRENT--ET	33699-257		9/15/2001	Family	1	No	No		
	21249-138		6/1/1991		209,000	No	No		Y

USER DEFINED

Prior Id # 1:	94150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2014	1393	Re-Roof	8,900					Strip and re-roof.
11/13/2008	1413	Manual	3,200					rebuild fr stairs

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	189	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
10/26/2000	Misd Hearing		
6/12/2000	Inspected	197	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA:	0.10216	Total SF/SM:	4450	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	442,800	Spl Credit		Total:	442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	175.465
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354028
Depreciation:	109749
Depreciated Total:	244279

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

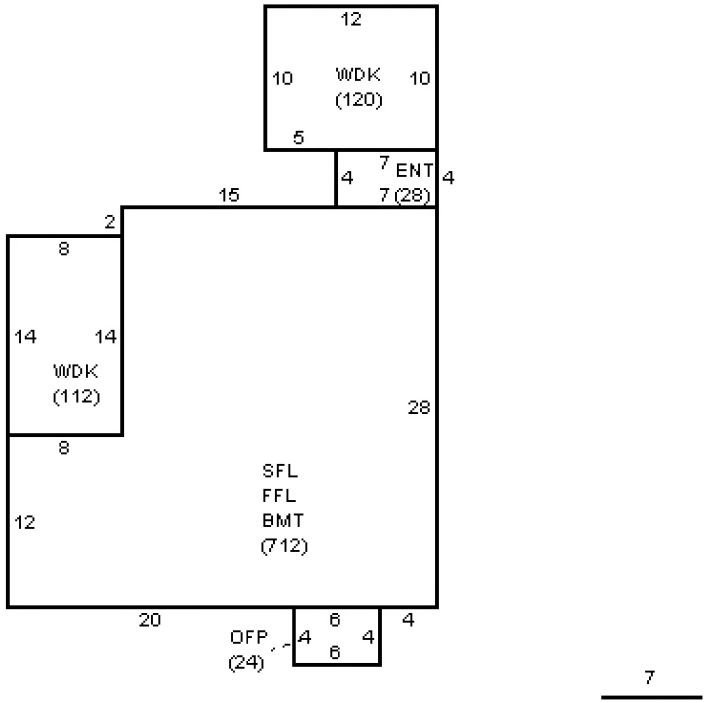
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	175.46
Special Features:	0	Val/Su Net:	100.95
Final Total:	244300	Val/Su SzAd	171.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	712	52.640	37,479
FFL	First Floor	712	175.460	124,931
SFL	Second Floor	712	175.460	124,931
WDK	Deck	232	10.310	2,392
ENT	ENTRY	28	26.390	739
OFP	Open Porch	24	43.990	1,056
	Net Sketched Area:	2,420	Total:	291,528
Size Ad	1424	Gross Area	2420	FinArea 1424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

144.0-0004-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400